

**TOWN OF KILLINGLY, CT
ZONING BOARD OF APPEALS**

7:00 PM REGULAR MEETING
Thursday – August 9, 2018

**KILLINGLY TOWN HALL
TOWN OF KILLINGLY
172 MAIN STREET, DANIELSON, CT**

MINUTES

RECEIVED
TOWN OF KILLINGLY, CT
2018 SEP -7 AM 8:14
Elizabeth Hayden

- I. CALL TO ORDER – Paul Gazzola Jr, called the meeting to order at 7:00 pm
- II. ROLL CALL – Andrew Farner, William Menghi, Paul Gazzola Jr and David Izzo Sr.

Others Present – Jonathan Blake – Zoning Enforcement Officer and Lynn LaBerge – Council Liaison.
- III. CITIZEN PARTICIPATION -- Brief citizen comments regarding items not subject to public hearings may be made at this time.
None.
- IV. PUBLIC HEARINGS –
 - 1. Application #18-820 of Steven Simonson to vary Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from side line, from 20' to 8' for a Detached Two Car Garage. Property Located at 25 Picabo Street; GIS Map 139 Lot 18; Low Density Zone.

Steven Simonson, applicant, of 25 Picabo Street and his wife Elizabeth Hayden presented the application to the Board. They would like to build a 20x20 garage. Their primary hardship is where the septic system place on one side of the house and the gas line is on the opposite side of the house. The lot is also narrow.

The applicant next reviewed the area with the board where they would like to build the garage.

The neighbor of the Simonson's do not have a problem with where the garage is being placed as long as it is not encroaching on their property.

Andrew Farner asked about the size of the garage. The application states that the garage is going to be 20x24. Ms. Hayden stated that the bare minimum they can do is a 20x20. Jonathan Blake commented that a 20x24 may cause encroachment on the septic/leach field.

Discussion was heard on the setback of 8' and if it will stay this way due to the change in the size of the garage. Applicant stated they will be building a 20x20 garage and they would only require an 8' setback.

Paul Gazzola stated that he made an error and did not inform the applicant that they would need a unanimous decision as they have only four Board members. He asked the applicant if they would like to proceed forward. They applicants stated yes.

David Izzo made a motion to close the public hearing of Application #18-820 of Steven Simonson. Motion second by William Menghi. Motion passes.

V. UNFINISHED BUSINESS –

1. Application #18-820 of Steven Simonson to vary Town of Killingly Zoning Regulation Section 450, Table A, Min. Setback from side line, from 20' to 8' for a Detached Two Car Garage. Property Located at 25 Picabo Street; GIS Map 139 Lot 18; Low Density Zone.

David Izzo made a motion to approve Application #18-820 of Steven Simonson. Hardship – Placement of propane tank and well along with the contour of the property. Second by Andrew Farner. Paul Gazzola clarified the dimensions of the garage are to be limited to 20 x 20 in order to obtain the 8' setback requested. Motion approved unanimously

2. Review of By-Laws

Jonathan Blake reviewed with the Board that the only things that have been changed were the terms of 5/5 and also the addition of Vice Chair to the Board. There may be a conflict with the current Charter, however the Charter Revision Commission will probably address this issue.

Andrew Farner made a motion to approve and accept the revised Zoning Board of Appeals revised by-laws. Second by David Izzo. Motion approved.

VII. NEW BUSINESS –

1. Election of Vice-Chair –

Motion by David Izzo to nominate Andrew Farner as Vice-Chair. Second by William Menghi. Andrew Farner accepts the nomination. All in favor.

Vote of the ZBA members = 4-0. The election passes.

VIII. ADOPTION OF MINUTES –

1. June 14, 2018 Regular Meeting Minutes - Motion by David Izzo to approve the June 14, 2018 regular meeting minutes as presented. Motion Second by Paul Gazzola. Motion passes.

IX. CORRESPONDENCE TO THE BOARD – None.

IX. COUNCIL LIAISON – Lynn LaBerge reviewed the most recent meetings of the Town Council.

X. ADJOURNMENT - Motion to adjourn the meeting at 7:26 pm was made by David Izzo and Second by William Menghi. Motion carries.

Respectfully Submitted,

Karen M. Desrosier

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Clerk